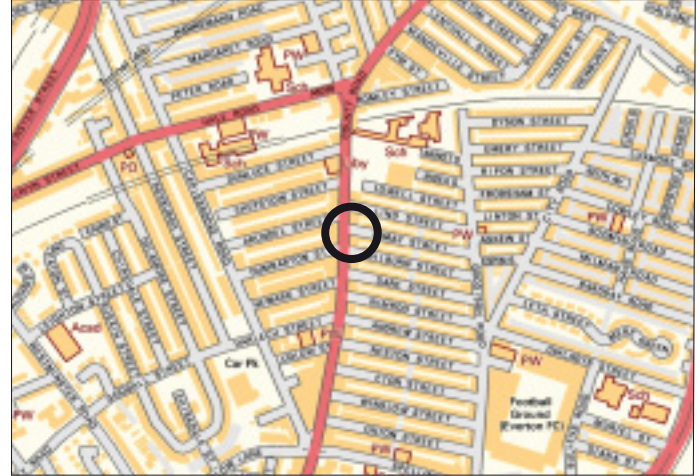


LOT
13

106 County Road, Liverpool L4 3QW

VACANT COMMERCIAL

Guide price **£40,000 +**



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Not to scale. For identification purposes only

A three storey middle terraced property comprising of a ground floor retail unit currently benefiting from A2 (Financial & Professional Services) use, with first/second floor ancillary accommodation above. The property benefits from electric wall mounted heaters, electric strip lighting, timber frame single glazed windows, security grills to the rear kitchen & WC facilities, alarm system and electric roller shutter.

Situated

Fronting County Road close to it's junction with Ismay Street in

a popular and well established location approximately 3 miles from Liverpool city centre. Nearby

traders consist of local, regional and national retailers.

Ground Floor

Sales Area, Rear Kitchen & WC – 40.95m² (440 sq.ft)

First Floor

Ancillary Accommodation – 34.6m² (372 sq.ft)

Second Floor

Not in use.

Basement

Not inspected